

# Meeting Structure

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- ▶ Please sign in with County Staff outside the First Floor Board Meeting Room so that we can contact you regarding additional meetings
- ▶ Presentations will be given by County Staff and by the applicant's representative
- ▶ Please hold questions until the presentations have concluded
  - ▶ First floor attendees – come up to the microphones one at a time
  - ▶ Fourth floor attendees – give your questions to Tara Pattisall and she will relay them by Instant Message to the first floor; paper is available to write down your questions if needed





# Old Heritage Corporation Rezoning

Intersection of Franklin Road and Crossbow Circle  
and 5259 Crossbow Circle



Community Meeting  
March 8, 2012

# Request

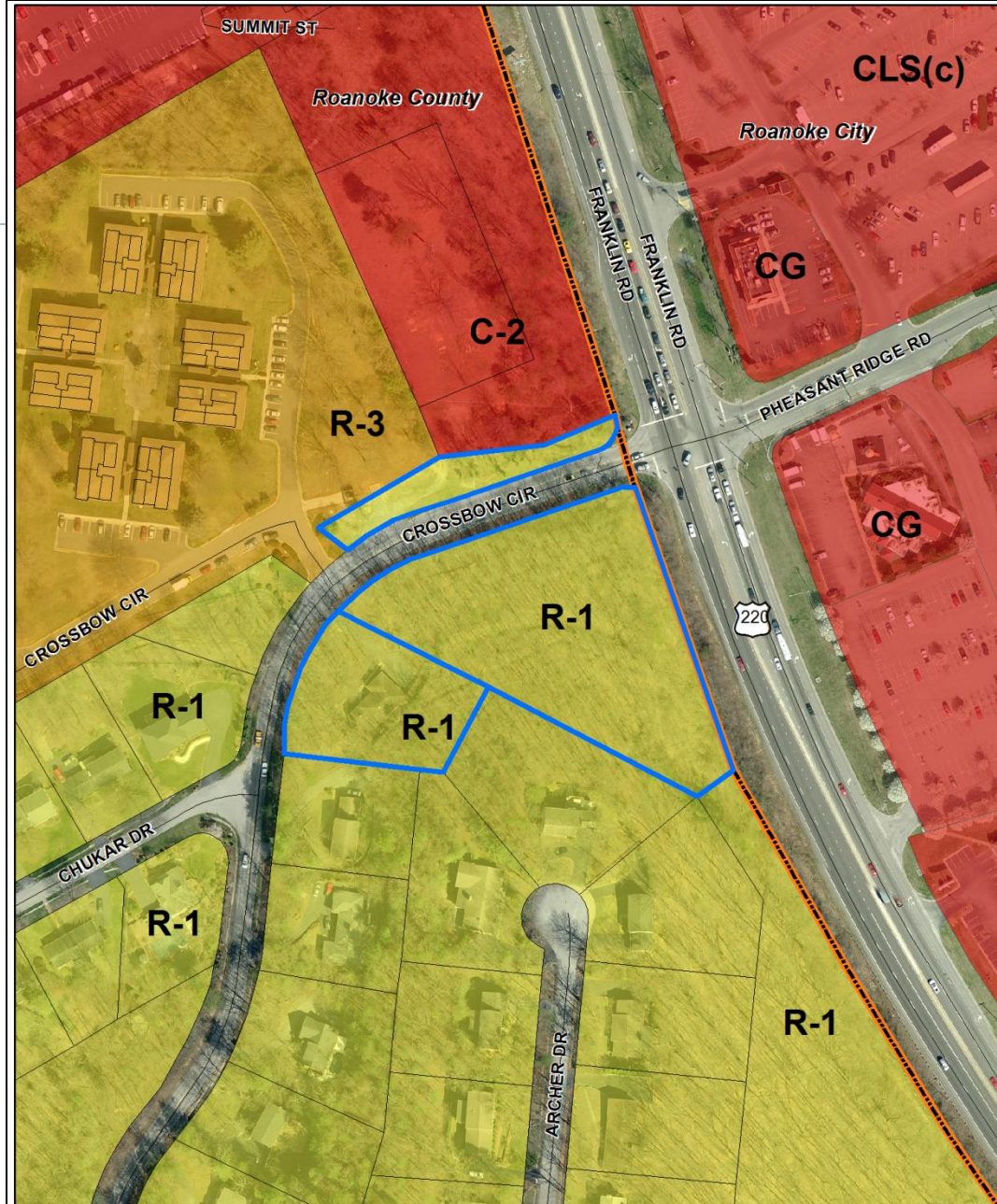
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- ▶ Rezone 1.880 acres (portions of two parcels) from R-1, Low Density Residential District to C-2C General Commercial District with proffered conditions
- ▶ Proposed Use: Commercial (retail\office), potential CVS Pharmacy



# Zoning

- ▶ Both parcels zoned R-1, Low Density Residential
- ▶ Requesting C-2, General Commercial, with proffers
- ▶ Proffers are voluntarily offered by the property owner to mitigate impacts on adjacent property



Old Heritage Corp. Zoning

Date: February 24, 2012

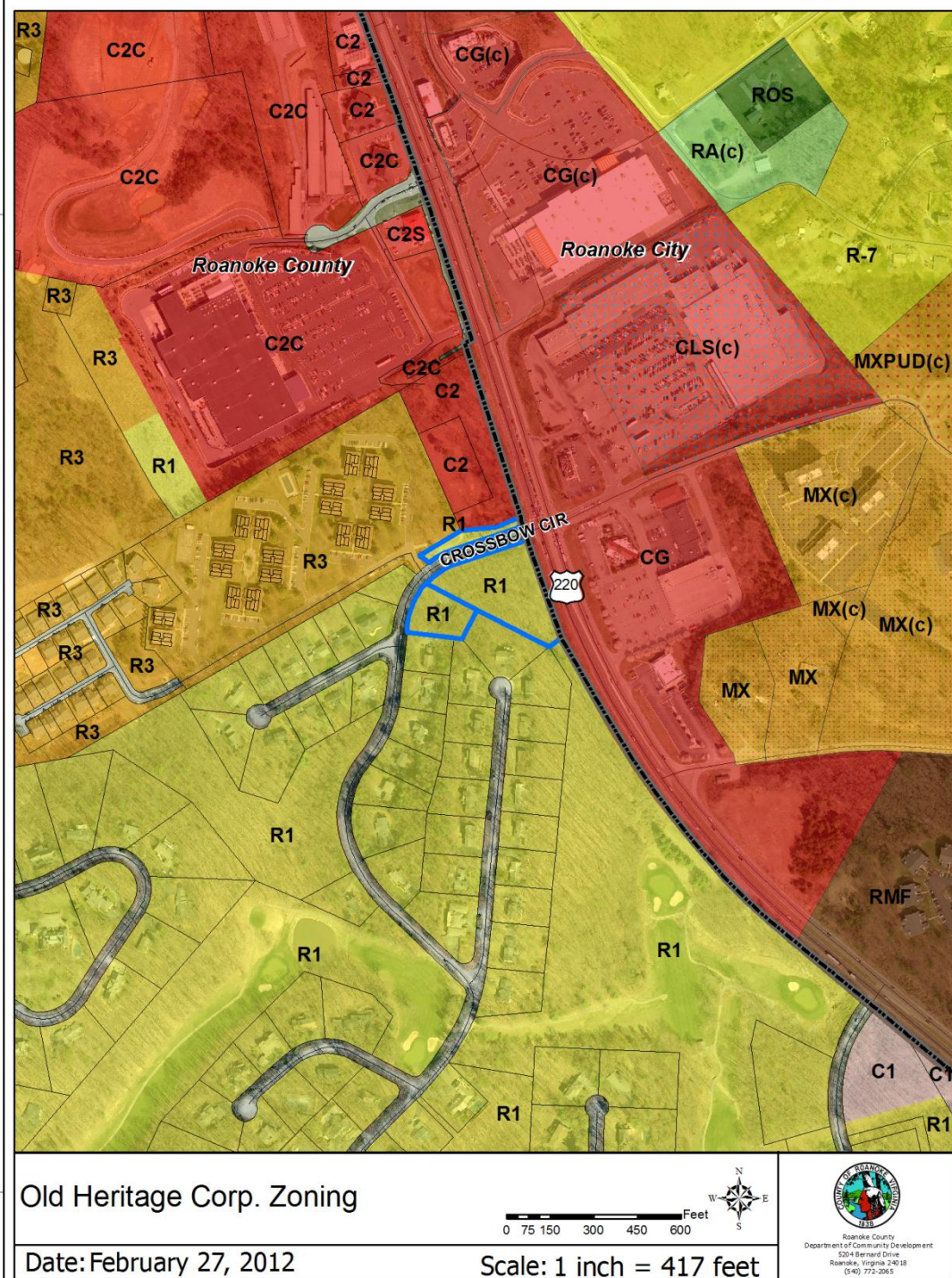
Scale: 1 inch = 150 feet





# Zoning

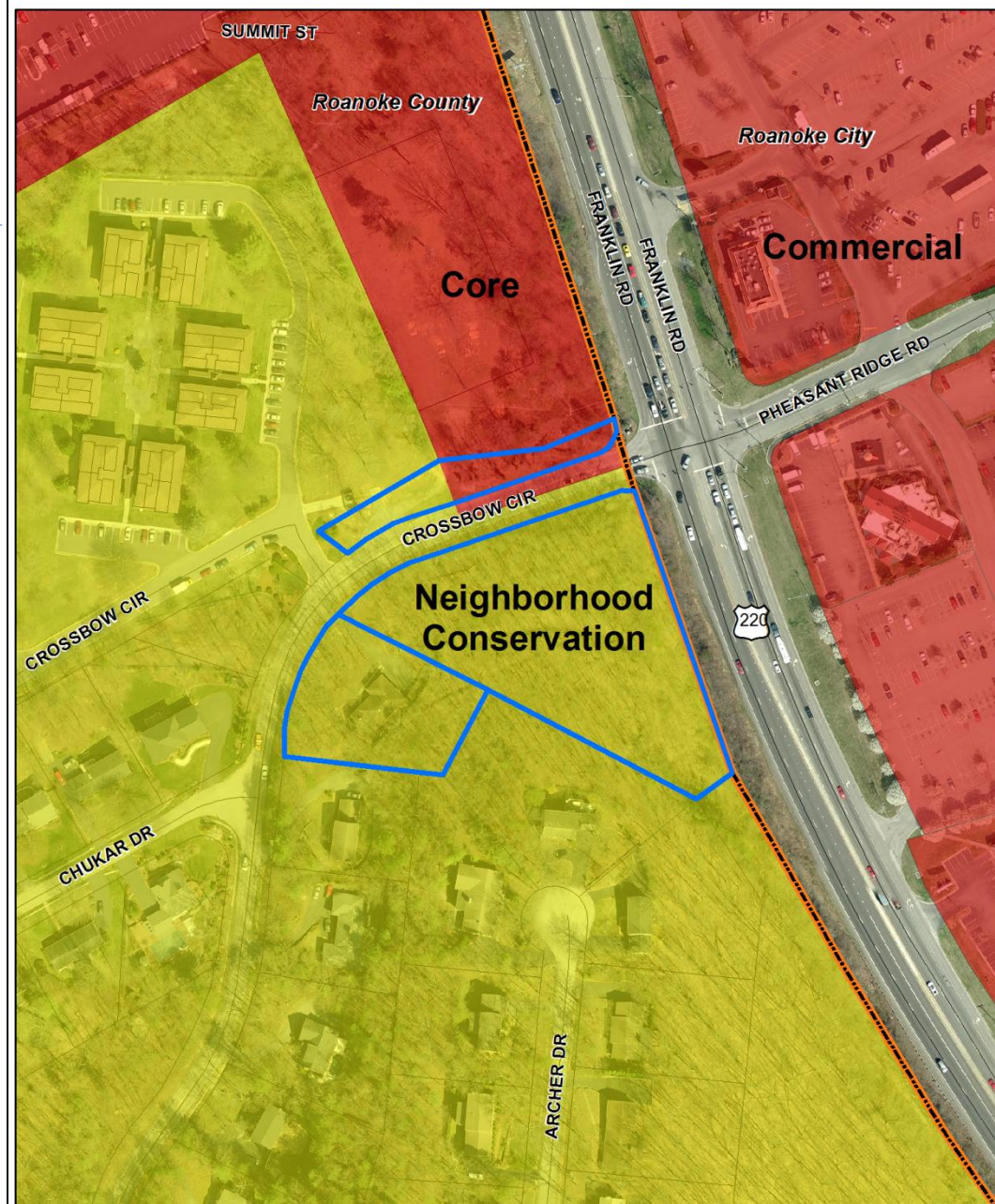
- ▶ Vicinity includes:
  - ▶ Single-Family Residential
  - ▶ Multifamily Residential
  - ▶ General Commercial





# Future Land Use

- ▶ Primarily **Neighborhood Conservation** which is appropriate for established single-family neighborhoods;
- ▶ Portion of landhooked parcel (not part of rezoning request) designated **Core** which is appropriate for high-intensity urban development.
- ▶ Why is Future Land Use important?



Old Heritage Corp. Future Land Use

Date: February 27, 2012

Scale: 1 inch = 150 feet

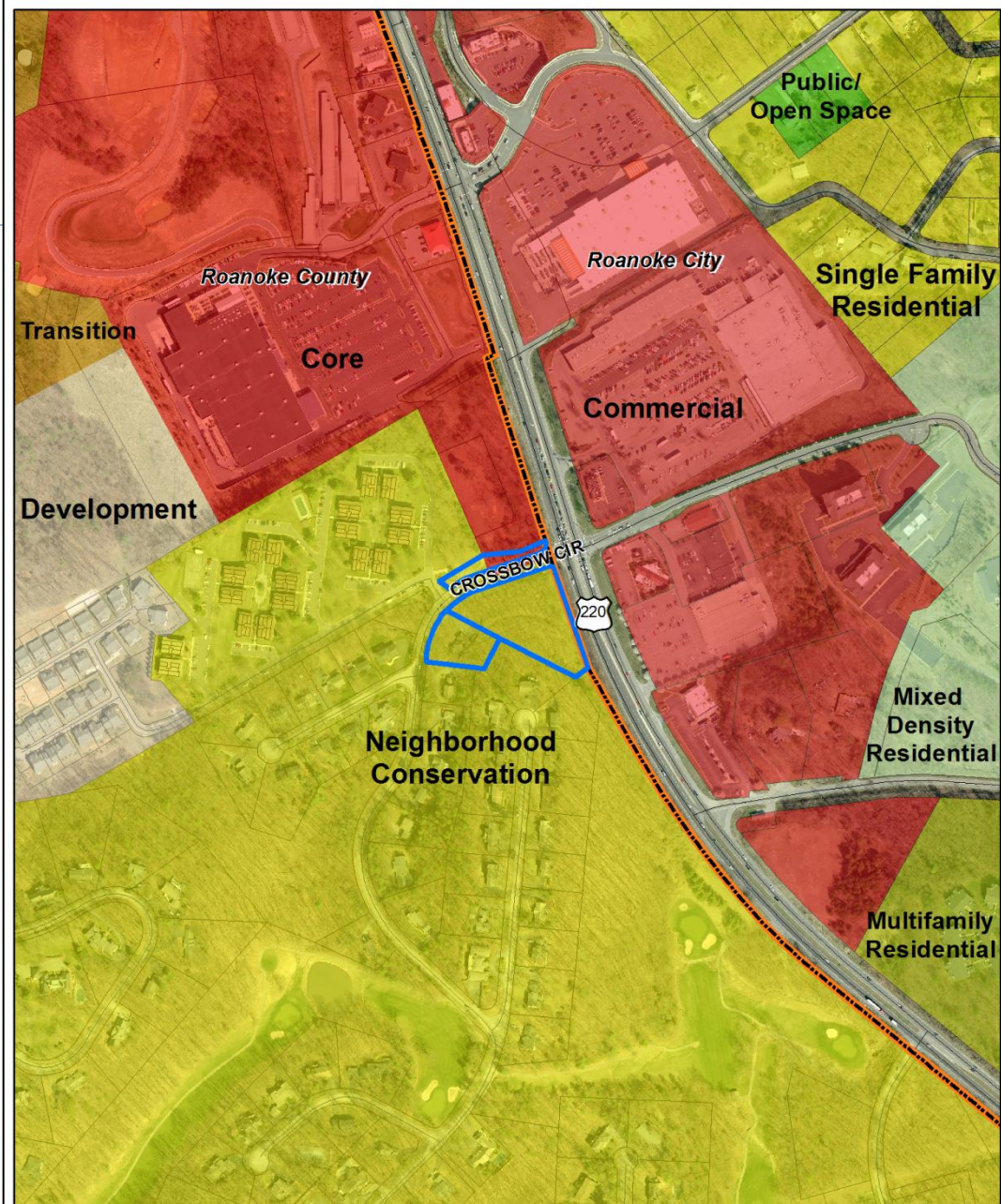


Roanoke County  
Department of Community Development  
5204 Bernard Drive  
Roanoke, Virginia 24018  
(540) 772-2055

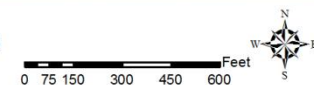


# Future Land Use

- ▶ Vicinity includes:
  - ▶ Neighborhood Conservation
  - ▶ Development
  - ▶ Core/Commercial
  - ▶ Mixed/Multifamily Residential



Old Heritage Corp. Future Land Use



Date: February 27, 2012

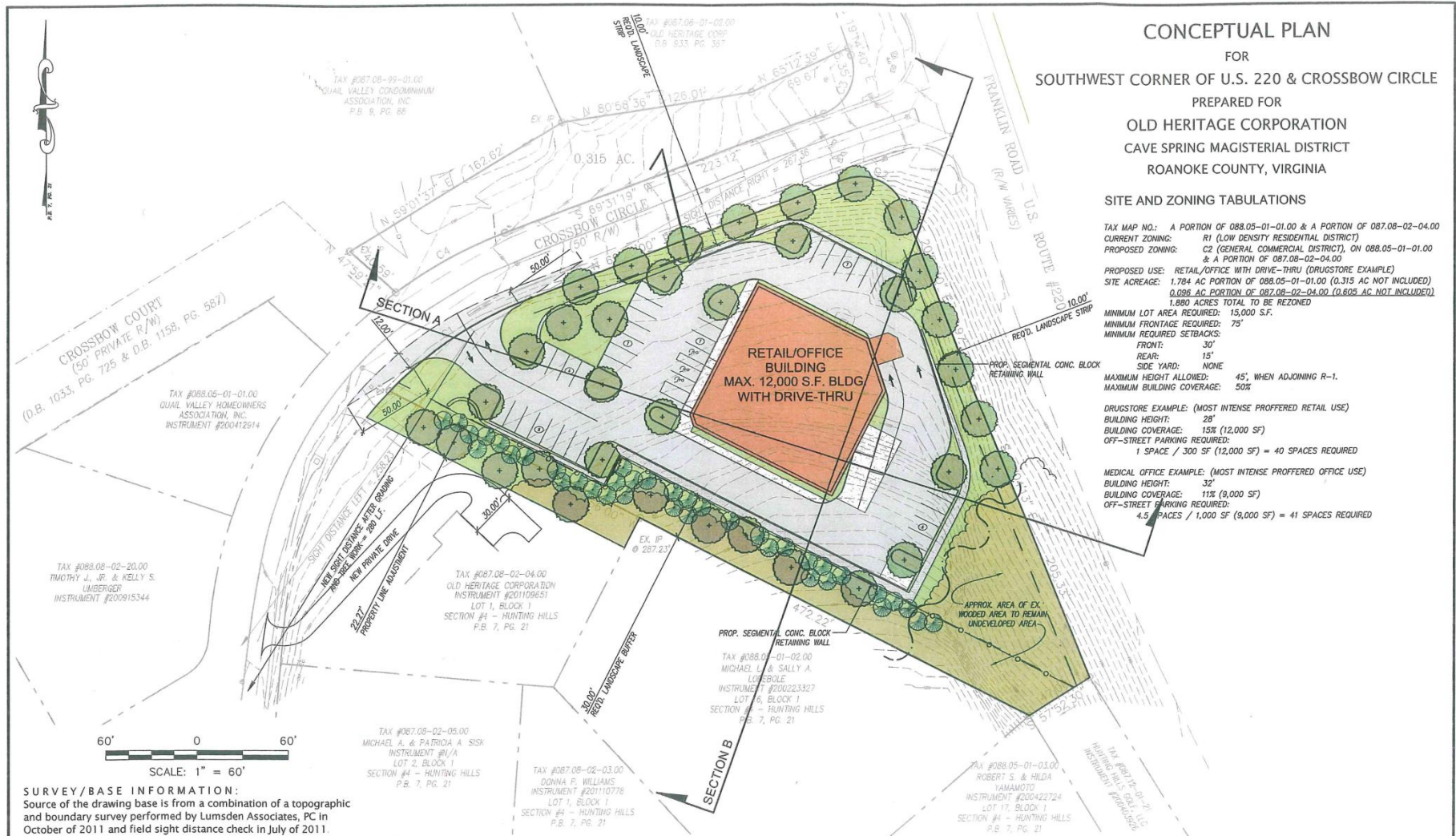
Scale: 1 inch = 417 feet



Roanoke County  
Department of Community Development  
5204 Bernard Drive  
Roanoke, Virginia 24018  
(540) 772-2655



# Concept Plan



**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE  
P.O. BOX 20669  
ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

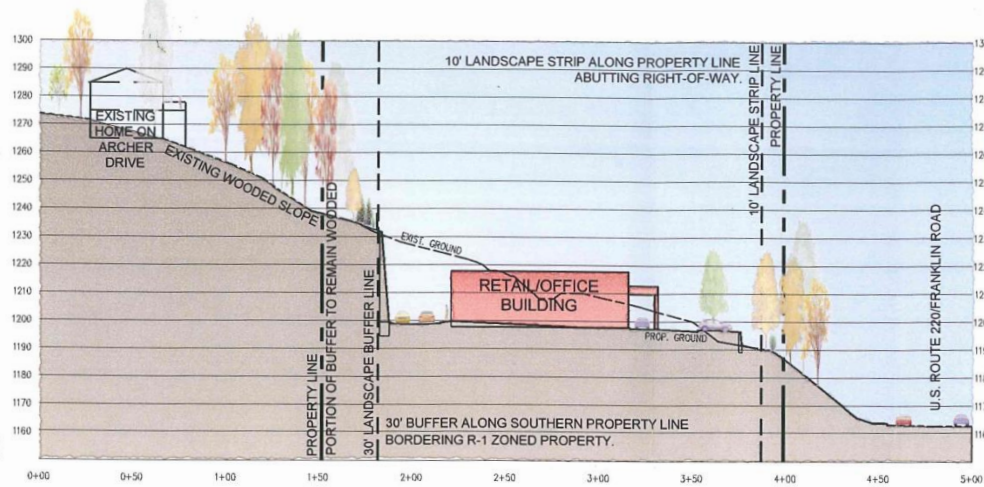
DATE:	January 25, 2012
COMM. NO.:	11-151
SCALE:	1" = 60'



# Cross Sections

11151-p04-02-cs01.dwg

SECTION B



## ILLUSTRATIVE CROSS SECTIONS

FOR  
SOUTHWEST CORNER OF U.S. 220 & CROSSBOW CIRCLE  
PREPARED FOR  
OLD HERITAGE CORPORATION  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

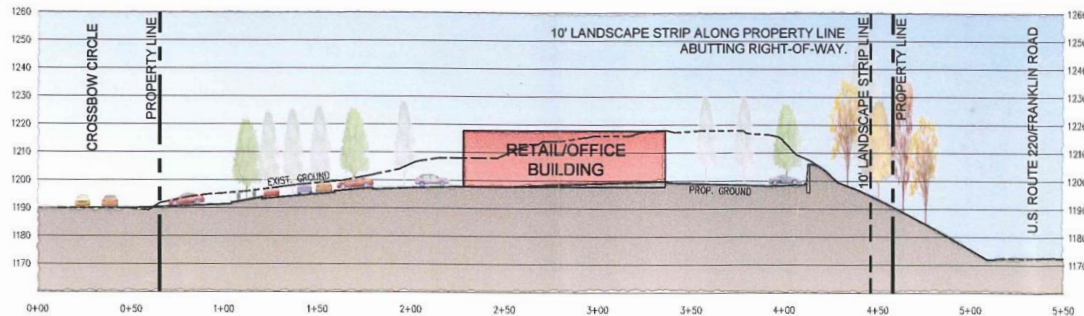
C-2 TO R-1 ZONING (TYPE C BUFFER REQUIRED)  
TYPE C BUFFER - OPTION 2 (PROPOSED)

30' WIDE BUFFER

- ONE ROW OF LARGE DECIDUOUS TREES WITH 4 TREES PLANTED PER EVERY 100 L.F. (LARGE DECIDUOUS TREES MIN. 1-1/2" CAL. @ PLANTING AND 50' MIN. FINAL HEIGHT.) EXISTING VEGETATION WILL BE PRESERVED AS MUCH AS DEVELOPMENT ALLOWS.
- ONE ROW OF LARGE EVERGREEN TREES WITH 16-18 TREES PLANTED PER EVERY 100 L.F. (LARGE EVERGREEN TREES MIN. 6'-8" HEIGHT @ PLANTING AND 30' MIN. FINAL HEIGHT.)

HORIZONTAL SCALE: 1" = 60'  
VERTICAL SCALE: 1" = 40'

SECTION A



HORIZONTAL SCALE: 1" = 60'  
VERTICAL SCALE: 1" = 40'



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ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM

DATE:	January 30, 2012
COMM. NO.:	11-151
SCALE:	AS SHOWN

SHEET 1 OF 1

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# Existing Structure

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## **5259 Crossbow Circle**

- Residential dwelling
- Owned by Old Heritage Corporation





# Vacant Site

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# Vacant Site

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## Crossbow Circle





# Site from Crossbow Circle



5259 Crossbow  
Circle Driveway

Quail Valley /  
Quail Ridge  
Entrance

02/24/2012

# Next Steps

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- ▶ Applicant will resubmit Traffic Impact Analysis (TIA)
- ▶ VDOT will review the TIA and will determine if it meets appropriate criteria
- ▶ Second Community Meeting will be held
  - ▶ Notices will go out to original Community Meeting list and to those who signed in today
  - ▶ Will use email as primary contact and U.S. mail as secondary contact
- ▶ Planning Commission Public Hearing will be scheduled
- ▶ Board of Supervisors Public Hearing will be scheduled
  
- ▶ Check the Planning Commission website for updates:  
[www.roanokecountyva.gov/PC](http://www.roanokecountyva.gov/PC)





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# Questions

